

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 14th January 2016 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Carter, Casey, Culling, DiMaria, Evans, Frydrych, Shorter, Skipper.

Also present: Lorraine Ellis (Clerk).

These minutes are subject to ratification at the next meeting.

1. Apologies for absence: Cllr Arnold.

2. Declarations of Interest:

Cllr Frydrych non pecuniary interest in planning application 6a.
Cllr DiMaria pecuniary interest in planning application 6a.
Cllr Shorter non pecuniary interest in all planning applications.

3. Approval and signing of minutes:

- a) The minutes of the meeting of the Planning Committee held on 26th November 2015 were approved and signed by the Chairman of Planning with no amendments.
- b) The minutes of the meeting of the Planning Committee held on 10th December 2015 were approved and signed by the Chairman of Planning with no amendments.

4. Communications:

- a) New Essex Fire Service & Essex Police volunteering scheme for Essex parishes - Parish Safety Volunteers. Details on noticeboard. Noted.
- b) Gambling Act consultation. Details circulated to Cllrs. Comments required by 31/1/16. No comments from Nazeing Parish Council.

5. Enforcement Notices/Appeals:

The following Enforcement Case (closed) was noted.

Reference	Address	Breach	Result	Officer
0453/15	93 North Street Nazeing	Cars for sale/repair in breach of enforcement notices	3	DT

Result

3 = Breach Ceased

The following appeals were considered:

(a) **Application No:** EPF/2295/14 **Officer:** Graham Courtney

Applicant Name: Mr John Brien

Location: Homefield Nursery, Meadgate Road, Nazeing, Essex, EN9 2PB

Details of Appeal: Variation of conditions 2 and 3 on planning permission EPF/0849/10 to allow for hard standing to be installed on area of land to accommodate the extension of two existing gypsy pitches and the creation of six new pitches for existing residents of the site

Date of Inquiry: 26/27/28 January 2016

Reason for Appeal: Planning Appeal Against Refusal of Planning Consent

It has been brought to the Council's attention that additional homes have been installed on the site recently, clearly without consent. Several Cllrs mentioned that the village amenities cannot support any more traveller families.

Resolved – to agree with the District's decision, to refuse planning consent.

(b) **Application No:** EPF/0206/14 **Officer:** Jill Shingler

Applicant Name: BDG Partners Ltd

Location: Chimes Garden Centre, Old Nazeing Road, Broxbourne, Herts, EN10 6RJ

Details of Appeal: Demolition of existing garden centre/commercial buildings and erection of 43 dwellings with associated parking and landscaping

Date of Hearing: 20/21 January 2016

Reason for Appeal: Planning Appeal Against Refusal of Planning Consent

There was some discussion on the correspondence surrounding the appeal. Correspondence from EFDC does not reflect the Parish Council in a good light. It was agreed that a letter would be sent to Jill Shingler to clarify points raised.

Resolved - no objection and the Council continues to support the application.

6. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/2978/15 **PN** **Officer:** Steve Andrews

Applicant Name: Mr Peter Di Maria

Location: Presdale Farm Nurseries Hoe Lane Nazeing Waltham Abbey Essex EN9 2RJ

Proposal: Prior approval for proposed change of use of agricultural building to 3 residential dwellings.

Resolved – No comments.

(b) **Application No:** EPF/3100/15 **Officer:** Steve Andrews

Applicant Name: Mr Dean Rous

Location: 53 Palmers Grove Nazeing Essex EN9 2QE

Proposal: Single storey side extension to include a garage.

Resolved – no objection.

(c) **Application No:** EPF/3069/15 **Officer:** Graham Courtney

Applicant Name: Mr Dave Prime

Location: 43 Pecks Hill Nazeing Essex EN9 2NX

Proposal: Double side extension and loft conversion

Resolved – no objection provided that EFDC have received no complaints from the neighbouring properties.

(d) **Application No:** EPF/3158/15 **Officer:** Graham Courtney

Applicant Name: Mr A Sagesse

Location: Nonsuch Cottage Back Lane Nazeing Waltham Abbey EN9 2RS

Proposal: Extensions to and Conversion of Double Garage to form a Two bedroomed self-contained Granny Annexe to Nonsuch Cottage

Resolved – no objection.

(e) **Application No:** EPF/2812/15 **Officer:** Steve Andrews

Applicant Name: Mr Tino Schembri

Location: Low Hill Nursery Sedge Green Roydon Harlow CM19 5JR

Proposal: Construction of a detached double garage

Resolved – No objection.

(f) **Application No:** EPF/3006/15 **Officer:** Graham Courtney

Applicant Name: Mr Antonio Antonuccio

Location: Larksmead St Leonards Road Nazeing Waltham Abbey EN9 2HQ

Proposal: Construction of new warehouse

Resolved – No objection. The Council suggests that should the planning application be approved, a condition is included that the building shall be used for agricultural purposes in connection with the nursery.

(g) **Application No:** EPF/3169/15 **Officer:** Steve Andrews

Applicant Name: Mr S Downes

Location: 47- 49 North Street Nazeing Essex EN9 2NH

Proposal: Erection of two dwellings (revision to approval EPF/1704/15).

Resolved – no objection.

(h) Application No: EPF/3068/15

DRC Officer: Jane Gravelle

Applicant Name: Nazeing Parish Council

Location: Total Garage Site Nazeing Road Nazeing Essex EN9 2HU

Proposal: Application for approval of details reserved by condition 6 'Contaminated Land' of planning permission EPF/0303/13 (Demolition of the existing service station and construction of 6 x 2-bed houses, with associated amenity space, off-street parking, landscaping and new vehicular access)

Resolved – No comment.

7. Amended Planning Applications: The following application was considered:

(a) Application No: EPF/2548/15

Officer: Graham Courtney

Location: Hillview, St Leonards Road, Nazeing, Waltham Abbey, Essex, EN9 2HQ

Proposal: Demolition of existing house and erection of 2 two bedroom flats and 4 one bedroom flats. The 4 ground floor flats to be provided for disabled residents and their families.

Amended Plans/Application/Description received by EFDC.

Resolved – No objection and the Council fully supports the amendment to the planning application.

8. Financial Matters.

a) It was agreed to authorise payments totalling £539. These will be included on the January 2016 Financial Summary.

9. Information Items and other items for next agenda:

Information item:

a) Diversion of Footpath 3: EFDC has confirmed an Order on 11/12/15 to divert Footpath 3 at Nazeing. Public notice on noticeboard. Noted.

b) Cllr Carter advised that a local resident has complained the dustcart has damaged the kerb at Pound Close. This has been raised with Highways previously, ascertain if outstanding problem or new damage.

Items for next agenda:

c) Cllr Shorter has had a company contact him about new type of light for the street lamps. Details will be sent to the Council.

d) Cllr Carter advised that a number of residents have complained that the bus services have been stopped from Hoddesdon to Nazeing.

e) Cllr Joslin advised that Waltham Abbey Town Council is at the first stage in the preparation of a Neighbourhood Plan. Ensure that Neighbourhood Plan is on the next agenda.

f) Request from Alex Wilson regarding residential development on the Fernbank Nursery site in Lower Nazeing. Include on next Planning agenda.

g) Cllr Joslin passed on some information to Cllr Shorter, for his advice, regarding checking a number of risk areas in the Leisure Centre.

10. Date of next meeting of Planning Committee. 28th January 2016, 7:30pm.

Meeting closed at 9:17pm.

Signature of Chairman:

Date: